

MIXED USE FREEHOLD FOR SALE

Carter Jonas



**27 Belvedere
Lansdown
Bath
BA1 5HR**

Mixed Use Grade II Listed Property

Total Area 125.80 Sq M (1,337 Sq Ft)

- Ground Floor and Basement A1 Retail
- Self-Contained Maisonette on First, Second and Third Floor
- Desirable Location Near to Bath Centre

LOCATION

Located on Lansdown Road, a short stroll from the city centre and just above Hedgemoor Park, a sought after location with access to good local schools and the excellent shopping, leisure, cultural and sporting facilities the city has on offer. Being near the city centre it has very good communication links with Bath Spa Station, linking you to London (90 mins) and Bristol (15 mins). The M4 (Junction 18) is 10 miles to the north.

DESCRIPTION

Set in a desirable position in close proximity to the centre of Bath with lovely far reaching elevated views, this property offers huge versatility.

The ground and lower ground floors of the building are currently leased to a flower business for a further two years. The ground floor offers large dual aspect windows; additionally, the basement serves as a large store/office with a WC.

Private access is provided to the first, second and third residential floors, forming a well-presented maisonette. Three double bedrooms are arranged over the second and third floors. Additionally, there is a large bathroom. The first floor has the kitchen/breakfast room and the spacious living room with a gas fireplace.

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

PRICE

£795,000, subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £6,500

Current Rate in the £ (2018/19): 0.493

This is an estimate only and takes no account of possible transitional adjustment.

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Property	Sq M	Sq Ft
Ground Floor Sales	37.30	381
Lower Ground Floor Sales	20.64	224
First Floor Accommodation	32.75	358
Second Floor Accommodation	15.99	172
Third Floor Accommodation	19.12	202
Total	125.80	1337

TENURE

Freehold, with the benefit of an existing lease on the ground and lower ground floors for a 4 year term, commencing 1st November 2016. The tenant is 'Flowers of Bath'. The current passing rent is £9,000. The lease is outside of the Landlord and Tenant Act 1954. A copy of the lease can be made available upon request,

EPC

Energy Performance Asset Rating — 122 (Band E). The Certificate can be made available to interested parties upon application.

VIEWINGS

All viewings should be made through the sole agent, Carter Jonas 01225 747260.

SUBJECT TO CONTRACT

Tim Brooksbank MRICS

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St James House, The Square, Lower Bristol Road, Bath, BA2 3BH.

Molly Williams

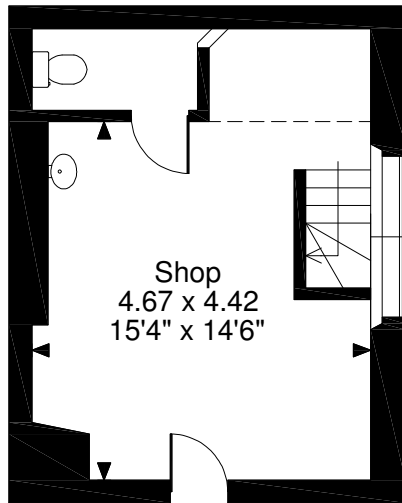
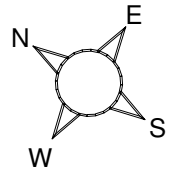
01225 747173 | 07792 060802

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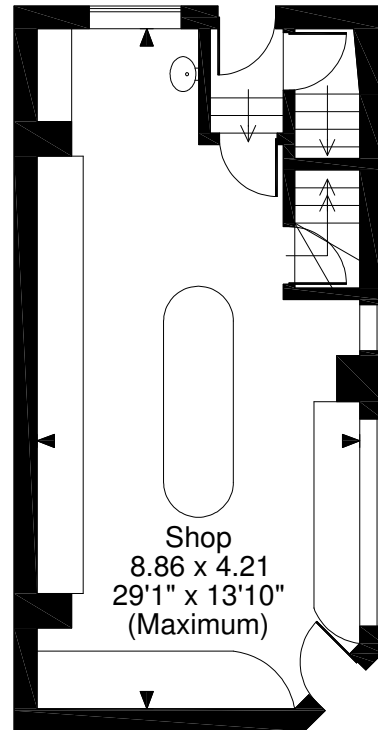
St James House, The Square, Lower Bristol Road, Bath, BA2 3BH.

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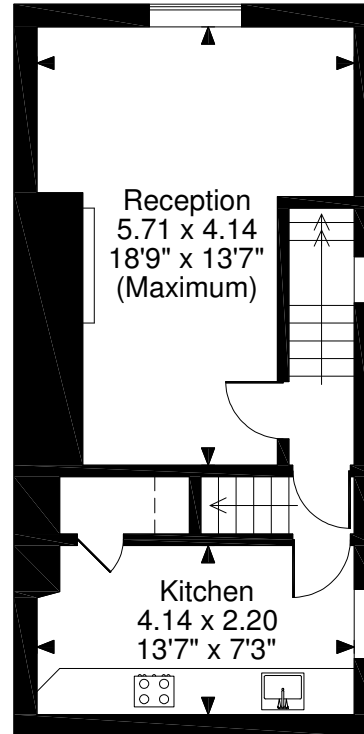
Belvedere, Bath
Approximate Gross Internal Area
1,682 sq ft / 156 sq m



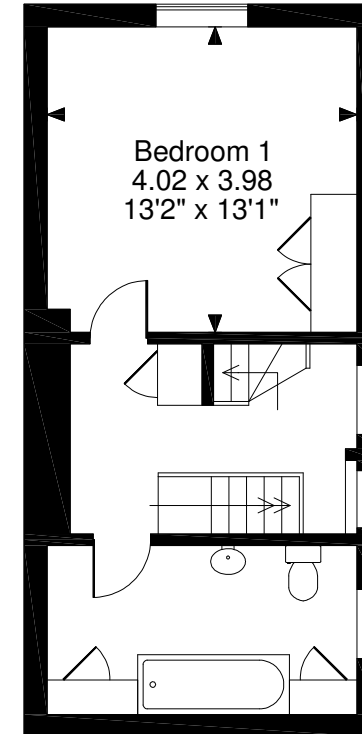
Lower Ground Floor



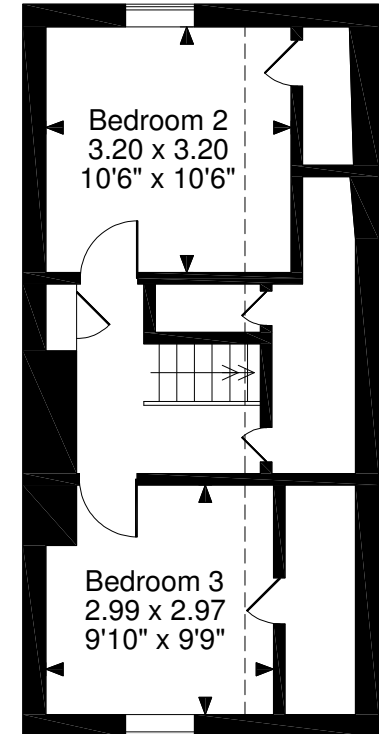
Ground Floor



First Floor



Second Floor



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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